



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, October 28, 2025 8:00 AM**

A G E N D A

I. Call to Order

II. Roll Call of Commission Members

III. Public Comment

This time is reserved for anyone from the public to speak about items not on the agenda. The Planning Commission is not prepared to decide on matters brought up during this time, but if warranted, will place them on a future agenda.

IV. Conflict of Interest

V. Consent Agenda:

- a. Minutes – October 14, 2025
- b. Exemption Plat – Rendezvous Subdivision Exemption No. 5 (PLN25-080)

VI. General Business:

- a. PUBLIC HEARING : Minor Plat - Rendezvous Filing 3 (PLN24-092)

VII. Director's Report:

VIII. Planning Commission Items of Discussion

This time is reserved for Commission discussion items that are not listed on the agenda.

Online Meeting Login Instructions – See next page

Computer Login Instructions

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86205559892?pwd=1tD3GScH5WgXpbaxbZXiTpUwLHWlSS.1>

Passcode: 20252026

Phone Login Instructions

Dial In Numbers (for higher quality, dial a number based on your current location):

+1 719 359 4580 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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+1 386 347 5053 US

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Webinar ID: 862 0555 9892

Passcode: 20252026

International numbers available: <https://us02web.zoom.us/j/kdr9la1HH0>

You can log into the Zoom meeting through the link above to view what is projected on the screen. You can use either your computer audio or the number above. Everyone will be muted upon entry into the meeting to ensure that we have manageable background noise and limited interruptions.

Public Hearing Process

If you would like to participate in the public hearing, please follow these instructions so we can make sure everyone that wants to speak has the opportunity. When you log into Zoom you will be automatically muted to limit background noise. When the public hearing is opened for public comment, please use the “raise your hand” feature and staff will unmute citizens in the order they were received. To enable “raise your hand” feature, click on the “Participants” button the bottom of the screen. If you are on phone, press *9 to “raise your hand” and *6 to unmute.



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, October 14, 2025 8:00 AM**

MINUTES

DATE: Tuesday, October 14, 2025.

MEETING: Winter Park Planning Commission

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Dave Barker, Vice Chair Doug Robbins, Commissioners Shawn Cullingford, Dale McCaw, Justin Bontrager and Eric Mowrey (online) are present. Also present are Community Development Director James Shockey, Senior Town Planner Brian Kelly, Town Planner II Adam Springer (online) and Town Attorney Kunal Parikh (online).

I. Call to Order

Chair Barker calls the meeting to order at 8:03 a.m.

II. Roll Call of Commission Members

Commissioner Thomas McDonald is absent today.

III. Public Comment

No one comes forward.

IV. Conflict of Interest

No one comes forward.

V. Consent Agenda:

- a. Minutes – September 23, 2025
- b. Minor Site Plan – 238 Beaver Lodge Road (PLN25-078)

Commissioner Robbins moves to approve the consent agenda with Staff comments. Commissioner McCaw seconds. The consent agenda is approved 6, 0.

VI. General Business:

There are no items to be discussed today.

VII. Director's Report:

- a. Sign Code Open House - October 14 - 12pm at Town Hall
- b. November 25 meeting – Commissioner attendance. Thanksgiving is November 27

Director Shockey informs the Commission about the open house related to the Sign Code that will take place today at noon. Staff have not received any comments so far. The Commissioners are invited to attend the session. Any comments from the Commission regarding this topic would be discussed on October 28, 2025. Sign Code will be presented November 11, and a second meeting if needed will be

November 25. RSVP required since that is Thanksgiving week, and quorum is needed for Recommendation Vote. November meeting may be moved because of Veteran's Day on November 11.

The Planning Commission for November 25 2025 will be cancelled if no agenda items, or quorum can't be met.

Director Shockey asks the Commissioners to keep the Staff updated about any possible trips the Commissioners have scheduled for the week of November 25, 2025.

VIII. Planning Commission Items of Discussion

There is a brief conversation about the clean up that Comcast is supposed to take care of in front of one of the Commissioner's property. The situation was successfully solved.

There being no further business to discuss, Commissioner Robbins makes motion to adjourn, Commissioner Cullingford seconds motion, by unanimous "aye", the meeting is adjourned at 8:12 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, October 28, 2025, at 8:00 a.m.

Irene Kilburn, Building and Planning Technician II



MEMO

TO Planning Commission

FROM Brian P. Kelly, Senior Planner

THROUGH James Shockey, AICP, Community Development Director

DATE October 28, 2025

RE Exemption Plat No. 5 – Rendezvous Filing 1 (PLN25-080)

Property Owner: Arrowhead Winter Park Investors, LLC.

Applicant: Jeff Vogel, Vogel and Associates, LLC.

Location: Lot 44, Lot 52 through 66, Subdivision Exemption No. 4, Rendezvous at Winter Park, Filing 1, Reception No. 2025002544 (the "Property").

Title Commitment:
Satisfactory.

Zoning:
P-D (Planned Development) with R-2 (Residential-Medium Density) underlay; Planning Area 6. Governed by Rendezvous Final Development Plan (FDP), Reception No. 2008007613; 1st Amendment at Reception No. 2020007456.

Authority:
The applicant seeks approval of an exemption plat application. In Title 7 of the Town Code (the "UDC"), Table 5-B-3, Development Review Procedures Summary Table, states that the Planning Commission shall have the authority to review and decide applications for an exemption plat.

Pursuant to § 5-D-1(B)(1)(b) of the UDC, Eligibility for Exemptions from Subdivision, the Planning Commission considers the division of land that is for the purpose of revising lot lines from those shown on a recorded plat and which creates no more than the recorded number of parcels provided that the exemption conforms with the policies and regulations of this UDC. Exemption plat approval is required before building permit issuance.

Pursuant to § 5-D-1, Exemptions from Subdivision of the UDC, the Planning Commission shall consider whether the application is in conformance with the requirements of the UDC. At a public meeting, the Planning Commission shall approve as submitted, deny, or approve with conditions, the exemption plat.

This report includes comments from Town staff that should be considered as a part of the application decision.

Applicable Provisions of the Unified Development Code (UDC):

§ 5-D-1 of the UDC, Exemptions from Subdivision:

The UDC allows the Planning Commission to exempt property from the subdivision process if one of eight (8) conditions are met. Staff has determined that this Subdivision Plat Exemption meets the requirements of § 5-D-1(B)(1)(b) of the UDC:

b. Is for the purpose of revising lot lines from those shown on a recorded plat and which creates no more than the recorded number of parcels, subject to the following conditions:

1. Any lot or parcel created shall conform to the minimum requirements for area or dimension as established by this UDC;
2. If the lots of the original recorded plat were nonconforming, lots or parcels created shall not increase the existing nonconformity; and
3. Applicable law relating to amendment of recorded plats is complied with.

§ 5-D-1(F) of the UDC, Approval Criteria, gives guidance on determining which applications shall be approved:

F. Approval Criteria.

1. The Planning Commission shall approve only those applications which it finds to be in conformance with the conditions of this Section and with any applicable policies and regulations of this UDC.
2. If the Planning Commission's approval of an exemption is contingent upon the dedication of any areas for public use, the Planning Commission may accept the dedication document upon its approval of the exemption, after review of that document by the Town Attorney, and before recording the exemption with the Grand County Clerk and Recorder.

§ 5-D-1(G) of the UDC, Denial of Exemption Applications, gives guidance on determining which applications should be denied:

G. Denial of Exemption Applications: If the Planning Commission denies an exemption application upon finding that the correction or amendment of an existing recorded subdivision plat would result in a plat which does not meet the standards and regulations of this UDC, the Planning Commission may require that the proposed exemption be submitted for full subdivision platting procedures.

The Exemption Plat process involves one meeting with the Planning Commission for approval; it does not require review or approval from Town Council.

§ 5-B-8 Public Notice Requirements:

Public notice is not required for Subdivision Exemption applications per Table 5-B-8, Required Public Notice by Application Type, of the UDC.

Project Overview:

The subject property is located within Rendezvous Filing 1. The request is to adjust location and lot lines of fifteen (15) single family detached lots, Lot 52 through Lot 66 of Area 4. Seven (7) lots, Lot 56 through Lot 60, are relocated to the northeast in order to address topographic and drainage considerations. Lot 60 will share a property line with Lot 61. In addition, Lot 64 through Lot 66 have adjusted lot lines resulting in an increase of respective lot area.

Additionally, Lot 44 was previously submitted with Subdivision Exemption No. 4 as paired homes on Lot 43 and Lot 44, Lot 44 is revised to be platted as a Single Family Small Downhill lot; Lot 43 has been removed to accommodate Lot 44 use as a detached single family unit. The Lot Area Table below shows area changes of lots from the previous Subdivision Exemption No. 4.

LOT AREA TABLE

Property	SubEx 4 (SF)	SubEx 5 (SF)	Diff.
Lot 52	7,098	7,098	-
Lot 53	7,260	7,260	-
Lot 54	7,281	7,281	-
Lot 55	7,177	7,177	-
Lot 56	5,119	5,906	+787
Lot 57	5,366	5,316	-50
Lot 58	5,413	5,049	-364
Lot 59	4,998	4,897	-101
Lot 60	5,240	5,506	+266
Lot 61	5,207	5,207	-
Lot 62	5,181	5,181	-
Lot 63	6,860	6,860	-
Lot 64	6,153	6,267	+114
Lot 65	7,138	7,759	+621
Lot 66	6,615	7,550	+935
Lot 44	4,240	7,967	+3,727
Lot 43	3,727	-0-	-3,727

As part of this adjustment, the utility stubs in Scenic Drive are adjusted to align with the proposed lot locations prior to paving Scenic Drive. In addition, the Trash Enclosure on the southeast of Scenic Drive, south of Lot 56 is also relocated approximately seventy-six (76) FT northeast from the intersection of Ski Idlewild Road and Scenic Drive, whereas its original location was approximately twenty-five (25) feet from the same intersection.

Due to these adjustments, Outlot D and Outlot E have a reduction in area equivalent to approximately 2,450 SF, and ROW E gained an approximate 239 SF (see Table below).

OUTLOT & ROW AREA TABLE

Property	SubEx 4 (SF)	SubEx 5 (SF)	Diff.
Outlot D	11,348	11,302	-46
Outlot E	56,375	53,975	-2,400
ROW E	21,335	21,574	+239

Area parcel coverage table for Area 3 and Area 4 (Sheet 3, dated 08/18/2025) is provided by the applicant demonstrating that Open Space required coverage is still being met by the adjustment of these lots. Specific to Area 4 and to Lot 52 through Lot 66, open space provided is 61.9%, which exceeds the required amount of 60.0%. Therefore, staff does not have any concerns with this subdivision exemption.

Plat:

Staff has prepared a red-lined copy of the exemption plat that will need to be corrected prior to final recording. The corrections are minor missing information of previous recorded documents (i.e. Reception No.).

Staff Recommendation:

Staff finds the applicant has submitted all necessary materials within the timeframe required and all other materials comply with the conditions of § 5-D-1 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval with a condition that the red-lined plat be amended prior to recording and a Letter of Authorization be provided.

Sample Motion for Approval:

I move to approve Rendezvous Exemption Plat No. 5, (PLN25-080), finding it in conformance with § 5-D-1 of the UDC upon submittal with revisions prior to recording the plat.

Sample Motion for Denial:

I move to deny Rendezvous Exemption Plat No. 5 (PLN25-080), finding the applicant has failed to meet the criteria required in § 5-D-1 of the UDC, specifically: **[articulate specific reasons for denial for failure to conform with the UDC]**

Admin Use Only:

- ☐ lien holder(s) ratified and approved the plat
- ☐ digital file of the approved plat that meets Digital Plat Submittal Requirements
- ☐ certificate of taxes, shown to be paid in full from County Treasurer
- ☐ address plat submitted
- ☐ recording fees paid
- ☐ plat recorded. Insert date and reception number here: _____



October 8, 2025

Mr. James Shockey, Town Planner
Town of Winter Park
50 Vasquez Road
P.O. Box 3327
Winter Park, Colorado 80482

**Re: Rendezvous Filing 1 – Scenic Trail (Lots 44, 52-66)
Subdivision Exemption Plat Application No. 5 – Resubmittal**

Dear James,

I am pleased to submit on behalf of Arrowhead Winter Park Investors, LLC., the Rendezvous at Winter Park Filing 1 Scenic Trail Subdivision Exemption No. 5 Plat Application Resubmittal. This includes Rendezvous Filing 1 – Scenic Trail, Single-Family Detached Homes, Lots 52-66 and the revised lot 44. Lot 44 was previously submitted with Sub Ex 4 as paired homes Lots 43-44 and now is part of the attached and submitted plat as a Single Family Small Downhill Lot 44.

Scenic Trail is located off Ski Idlewild Road within the southeast portion of the Rendezvous at Winter Park Filing 1 subdivision. This area is located within the approved Rendezvous FDP which reflects PD-R2 zoning. There are a total of 7 single family detached home uphill lots and 9 single family detached downhill lots included with this resubmittal. There are 2 trash enclosure locations included on this plat. 1 proposed trash enclosure location south of Lot 56 has been relocated with Sub Ex 4 and will be consistent with what has been submitted and approved for the other Rendezvous projects. The trash enclosure location on the west side of Scenic Trail at the intersection of Scenic Trail and Spruce Tree Way has been submitted and approved with the Administrative Site Plan for Scenic Trail Paired Home Lots 43-48.

Main access to the lots and Filing 1 will be provided via Ski Idlewild Road. Ski Idlewild Road connects with US 40 and circulates through the rest of Rendezvous Filing 1. Parking requirements have been achieved utilizing individual cabin parking that includes 2 car garages and 2 driveway spaces.

The intent of this subdivision exemption No. 5 resubmittal is to adjust Lot 43 and 44 from previously submitted paired home lots to 1 Single Downhill Lot 44.

In anticipation of this adjustment, the utility stubs in Scenic Drive were adjusted to align with the proposed lot locations prior to paving Scenic Drive. Enclosed is an exhibit illustrating the relocated utilities.

A. Project Name: Rendezvous Filing 1 – Subdivision Exemption No. 5 Resubmittal

B. Street Address: SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1, BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, LOTS 43 & 44, AND LOTS 52 THROUGH 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

C. Project Team:

Developer: Arrowhead Winter Park Investors, LLC.

[REDACTED]
[REDACTED]

Applicant/
Land Planner:

Jeff Vogel
Vogel & Associates

[REDACTED]
[REDACTED]
[REDACTED]

Architects:

Michael Noda
Neo Studio

[REDACTED]
[REDACTED]
[REDACTED]

Kephart

[REDACTED]
[REDACTED]
[REDACTED]

Civil Engineer:

Topknot Engineering (TKE)
Tony Krempin, Tony DePlata

[REDACTED]
[REDACTED]
[REDACTED]

Surveyor:

Tim Shenk Land Surveying, Inc.
Timothy R. Shenk

[REDACTED]
[REDACTED]

D. Legal Description:

SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1, BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, LOTS 43 & 44, AND LOTS 52 THROUGH 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

E. Zoning District: Existing Zoning – Rendezvous FDP (R-2)

F. Lot Size:

Filing 1, Subdivision Exemption No. 5 – Scenic Trail

Lot 44 – 7,967 Sf	(0.183 Ac)
Lot 52 – 7,098 Sf	(0.163 Ac)
Lot 53 – 7,260 Sf	(0.167 Ac)
Lot 54 – 7,281 Sf	(0.167 Ac)
Lot 55 – 7,177 Sf	(0.165 Ac)
Lot 56 – 5,906 Sf	(0.136 Ac)
Lot 57 – 5,316 Sf	(0.122 Ac)
Lot 58 – 5,049 Sf	(0.116 Ac)
Lot 59 – 4,897 Sf	(0.112 Ac)
Lot 60 – 5,506 Sf	(0.126 Ac)
Lot 61 – 5,207 Sf	(0.120 Ac)
Lot 62 – 5,181 Sf	(0.119 Ac)
Lot 63 – 6,860 Sf	(0.157 Ac)
Lot 64 – 6,267 Sf	(0.144 Ac)
Lot 65 – 7,759 Sf	(0.178 Ac)
Lot 66 – 7,550 Sf	(0.173 Ac)

G. Proposed Uses: Residential – Single Family Detached Homes

H. Number of dwelling units:

Filing 1, Subdivision Exemption No. 5- Scenic Trail

Total # of units (lots): 16

I. Number of bedrooms per dwelling unit:

Outlined below are the number of bedrooms associated with each home.

Large Uphill Unit: 4 Bedrooms

Large Downhill Unit: 4 Bedrooms

J. Size of residential units:

Large Uphill Plan = 3,959 SF

Large Downhill Plan = 4,398 Sf

K. Number of proposed off-street parking spaces: All parking requirements residential are achieved through off-street/driveway and garage parking. This development is to utilize individual parking provided by 2-car garage parking for each cabin. Attached 2-car garages are proposed for each lot, see site plan for garage locations.

L. Construction Schedule:

Estimated Construction Start: September 2025

Estimated Construction Completion: May 2027

Upon your review, we will be available to meet and provide additional information as required. We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

Vogel & Associates, LLC

Jeffery Vogel, AICP

Principal

BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, LOTS 43 & 44, AND LOTS 52 THROUGH 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 1 OF 4

DRAWN BY: JAM
SHEET: 1 OF 4

SHEET 1 - COVER SHEET & NOTES
SHEET 2 - NOTES
SHEET 3 - LAND USE TABLES & DETAILS
SHEET 4 - PLAT & LINE AND CURVE TABLES

SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1

BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, LOTS 43 & 44, AND LOTS 52 THROUGH 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 2 OF 4

NOTES:

- THIS SUBDIVISION EXEMPTION NO. 5 PLAT, BEING A RE-PLAT OF A PORTION OF SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECORDED AT RECEPTION NO. 2025002544 ("EXEMPTION NO. 4") MODIFIES AND AMENDS LOT LINES FOR OUTLOT D, OUTLOT E, ROW E, LOTS 43 & 44 AND LOTS 52 THROUGH 66, AND ANY CORRESPONDING EASEMENTS AFFECTED THEREBY, ALL AS MORE PARTICULARLY DEPICTED HEREON, AND EXCEPT AS MODIFIED HEREIN, SAID EXEMPTION NO. 4 SHALL REMAIN IN FULL FORCE AND EFFECT. LOTS 43 & 44 HAVE BEEN COMBINED TO CREATE LOT 44, THEREFORE LOT 43 HAS BEEN ELIMINATED.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 WHICH IS ASSUMED TO BEAR NORTH 89°35'07" EAST, AS MEASURED FROM A 2.5" DIAMETER ALUMINUM CAP, PLS #28286 SITUATED AT THE NW CORNER OF THE SE1/4SE1/4 OF SAID SECTION 28 TO AN ALUMINUM CAP, PLS #11415 SITUATED AT THE NE CORNER OF THE SE1/4SE1/4 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET.
- TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABS60017006-2 WITH AN EFFECTIVE DATE OF 03/03/2023 AT 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS REFERENCED.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
 - OWNERSHIP OF THE TRACT OF LAND,
 - COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND,
 - RIGHT OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- PURSUANT TO THE RECOMMENDATIONS MADE BY THE COLORADO GEOLOGICAL SURVEY IN A LETTER DATED JULY 26, 2005 THAT IS ON RECORD WITH THE TOWN OF WINTER PARK, FINAL DESIGN-LEVEL SUBSURFACE EXPLORATION MUST BE PERFORMED FOR EACH STRUCTURE AND THE PROPOSED STREETS TO DETERMINE APPROPRIATE FOUNDATION TYPES, PERIMETER UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS AND FINAL PAVEMENT SELECTIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING.
- THIS SITE IS ZONED "P-D" (PLANNED DEVELOPMENT DISTRICT), WITH AN UNDERLYING "R-2" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) ZONING DESIGNATION.
- THE REAL PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS, AND CONDITIONS OF THAT CERTAIN RENDEZVOUS AT WINTER PARK FINAL DEVELOPMENT PLAN APPLICATION DATED MAY 6, 2008, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN AMENDED AND RESTATED ANNEXATION AND VESTED RIGHTS DEVELOPMENT AGREEMENT OF EVEN DATE THEREWITH (THE "DEVELOPMENT AGREEMENT") BY AND BETWEEN THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAT (THE "OWNER") AND THE TOWN OF WINTER PARK (THE "TOWN"), ALL OF WHICH WAS APPROVED BY THE TOWN BY ORDINANCE NO.406, SERIES OF 2008 RECORDED AUGUST 5, 2008 AT RECEPTION NO. 2008-007613 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS AND SUBSEQUENTLY AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RENDEZVOUS FINAL DEVELOPMENT PLAN APPROVED BY THE TOWN BY ORDINANCE NO. 539, SERIES OF 2020 RECORDED AUGUST 27, 2020 AT RECEPTION NO. 2020007456 OF THE AFORESAID REAL PROPERTY RECORDS (COLLECTIVELY, THE "RENDEZVOUS AT WINTER PARK ORDINANCE"). ALL PORTIONS OF THE REAL PROPERTY DEPICTED ON THIS PLAT ARE PERMITTED TO BE USED FOR THE PURPOSES DESIGNATED ON THE RELEVANT PORTION OF THE PLAT AND IN THE LAND USE TABLES INCLUDED ON THE PLAT. SUBJECT, HOWEVER, TO THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS OF THE RENDEZVOUS AT WINTER PARK ORDINANCE, INCLUDING THE DEVELOPMENT AGREEMENT. ALL PLATTED LOTS AND OUTLOTS SHOWN HEREON ARE SEPARATELY CONVEYABLE REAL ESTATE.
- ALL REAL PROPERTY DEPICTED ON THIS PLAT WAS PREVIOUSLY SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENDEZVOUS AT WINTER PARK RECORDED IN THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS ON OCTOBER 31, 2019 AT RECEPTION NO. 2019009099 (THE "MASTER DECLARATION"). THE MASTER DECLARATION CREATED THE PROJECT KNOWN AS RENDEZVOUS AT WINTER PARK (THE "PROJECT") WHICH IS GOVERNED BY THE OWNER'S ASSOCIATION KNOWN AS RENDEZVOUS AT WINTER PARK COMMUNITY ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION (THE "MASTER ASSOCIATION"). AFTER THE RECORDED OF THIS PLAT, THE MASTER DECLARATION WILL BE AMENDED AND RESTATED IN ITS ENTIRETY. PURSUANT TO EXEMPTION NO. 2 AND CONFIRMED HEREIN, ANY REAL PROPERTY SUBJECTED TO THE MASTER DECLARATION MAY BE FURTHER SUBJECTED TO ADDITIONAL COVENANTS AND RESTRICTIONS AS PERMITTED BY THE MASTER DECLARATION (EACH A "SUBORDINATE DECLARATION"). ALTERNATIVELY, REAL PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECTED TO COVENANTS AND RESTRICTIONS UNRELATED TO THE MASTER DECLARATION, INCLUDING PARTY WALL COVENANTS AND ALTERNATIVE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (EACH AN "ALTERNATIVE DECLARATION").
- EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW THE INSTRUMENTS AFFECTING TITLE TO THE PROPERTY (INCLUDING, AS APPLICABLE, THE MASTER DECLARATION, SUBORDINATE DECLARATIONS AND ALTERNATIVE DECLARATIONS) IN ORDER TO ADEQUATELY DETERMINE AND UNDERSTAND THE RESPONSIBILITIES AND OBLIGATIONS IMPOSED AS A CONDITION OF OWNERSHIP WITHIN THE PROPERTY, AND TO DETERMINE HOW EACH SUCH INSTRUMENT MAY AFFECT HIS, HER OR ITS OWNERSHIP OF THAT PORTION OF THE PROPERTY. EACH SUCH OWNER SHOULD ALSO REVIEW THE MASTER DECLARATION, ANY SUBORDINATE DECLARATION AND ANY ALTERNATIVE DECLARATION TO CONFIRM AND UNDERSTAND WHAT ADDITIONAL RIGHTS THE "DECLARANT" THEREUNDER MAY HAVE RESERVED, INCLUDING, BUT NOT LIMITED TO, SPECIAL DECLARANT RIGHTS AND DEVELOPMENT RIGHTS AS DESCRIBED IN THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. §38-33.3-101 ET SEQ. (THE "ACT").
- ALL OF THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR APPARENT FROM AN INSPECTION OF THE PROPERTY.
- THE OUTLOTS DEPICTED ON THE ACCOMPANYING PLAT ARE DEDICATED AND RESERVED FOR THE PLACEMENT, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND ENLARGEMENT OF UNDERGROUND PUBLIC UTILITY SYSTEMS AND FACILITIES AND THOSE ABOVEGROUND FACILITIES AND IMPROVEMENTS THAT ARE REASONABLY NECESSARY AND APPURTENANT IN CONNECTION WITH THE USE AND OPERATION OF THE SAME. ONCE ELECTRICAL AND COMMUNICATION UTILITIES ARE INSTALLED IN SUCH UTILITY EASEMENT(S), NO STRUCTURE OR OTHER PARALLEL UTILITY LINE (GAS, WATER OR SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') TO ANY PRIMARY VOLTAGE POWER OR COMMUNICATION LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVEGROUND EQUIPMENT. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED IN ANY UTILITY EASEMENT.
- PER THIS PLAT, AN EASEMENT IS HEREBY GRANTED TO THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DECLARATION AND RENDEZVOUS ARROW METROPOLITAN DISTRICTS AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS, ACROSS THE PORTIONS OF OUTLOT D AND OUTLOT E DEPICTED HEREIN FOR ENCROACHMENTS, (IF ANY) OF THE TRASH ENCLOSURE AREAS THAT ARE A PART OF ROW E. THIS EASEMENT ALSO ALLOWS FOR INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF SAID TRASH ENCLOSURE AREAS TOGETHER WITH THE SNOW STORAGE REQUIRED FOR SUCH USES. THE SPECIFIC LOCATION AND WIDTH OF EACH EASEMENT SHALL BE BASED UPON THE AS-BUILT LOCATION OF THE TRASH ENCLOSURE AREAS UPON COMPLETION OF CONSTRUCTION.

NOTES - CONTINUED:

- TOWNHOMES WITH ALL ELECTRIC METERS LOCATED ON ONE UNIT (GANG METERS) SHALL HAVE A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ALL ELECTRICAL LINES AND EQUIPMENT. METERS SHALL REMAIN THE PROPERTY OF MOUNTAIN PARKS ELECTRIC, INC. ALL OTHER FACILITIES (SUCH AS WIRES, CONDUITS, SWITCHES, AND METER BOXES) SHALL BE THE PROPERTY OF THE MASTER ASSOCIATION, ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR ALTERNATIVE DECLARATION, OR THE OWNER THEREOF.
- ALL UTILITIES FOR THE PROJECT SHALL UTILIZE SEPARATE SERVICE LINES IN CONFORMANCE WITH APPLICABLE TOWN OF WINTER PARK STANDARDS.
- EACH OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS HEREBY RESERVES UNTO THEMSELVES, THEIR REPRESENTATIVES OR ASSIGNS, A BLANKET EASEMENT IN, ON, OVER, UNDER AND ACROSS ALL OUTLOTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, USE, REPAIR, REPLACEMENT AND/OR REMOVAL OF UTILITIES AND DRAINAGE FACILITIES THAT MAY BE NECESSARY FOR PROVIDING PUBLIC SERVICE TO THIS AND ANY FUTURE FILINGS. SUCH DRAINAGE FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, CULVERTS, SWALES, CHANNELS, DRAINAGEWAYS AND DETENTION PONDS.
- THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO THE TERMS OF A TERMINABLE LEASE AGREEMENT BY AND BETWEEN THE TITLE OWNER AND THE TOWN AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN FIRST AMENDMENT TO TRAILS LEASE AGREEMENT RECORDED AT RECEPTION NO. 2008007614 (THE "TRAILS LEASE AGREEMENT"). UPON TERMINATION OF THE TRAILS LEASE AGREEMENT, THE TRAILS LEASE AGREEMENT WILL BE REPLACED WITH A PERMANENT RELOCATABLE NON-EXCLUSIVE EASEMENT GRANTED TO THE TOWN. THE EASEMENT WILL BE 20' IN WIDTH, BEING 10' ON EITHER SIDE OF A CENTER LINE OF THE FINAL DEDICATED EASEMENT, OR SUCH LESSER WIDTH AS MAY BE NECESSARY TO ACCOMMODATE SITE CONSTRAINTS. PURSUANT TO THE TERMS OF THE TRAIL EASEMENT, THE EASEMENT MAY BE RELOCATED BY THE TITLE OWNER OF THE UNDERLYING REAL PROPERTY UPON SATISFACTION OF CERTAIN CONDITIONS. AS A RESULT OF THE FOREGOING, THE TRAILS DEPICTED ON EXHIBIT A TO THE TRAILS LEASE AGREEMENT ARE NOT INTENDED TO BE DEDICATED AS PERMANENT EASEMENTS, BUT RATHER ARE SUBJECT TO RELOCATION IN ACCORDANCE WITH THE TERMS AND CONDITIONS MORE PARTICULARLY DESCRIBED IN THE TRAILS LEASE AGREEMENT.
- ALL IMPROVEMENTS LOCATED WITHIN PRIVATE PROPERTY THAT ARE SUBJECT TO THE MASTER DECLARATION, A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION MAY BE SUBJECT TO DESIGN REVIEW AND APPROVAL IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUCH DECLARATION. EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW, AS APPLICABLE, THE MASTER DECLARATION, A SUBORDINATE DECLARATION AND AN ALTERNATIVE DECLARATION TO ADEQUATELY DETERMINE AND UNDERSTAND THE DESIGN REVIEW PROCESSES AND PROCEDURES REQUIRED, AS DESIGN APPROVAL OF IMPROVEMENTS IS NOT GUARANTEED.
- THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A WILDFIRE MITIGATION PLAN WHICH MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.
- RENDEZVOUS AT WINTER PARK IS SUBJECT TO THE NOXIOUS WEED CONTROL PLAN RECORDED AT RECEPTION NO. 96003840 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS. THE NOXIOUS WEED CONTROL PLAN MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.
- TRASH SHALL BE STORED IN "BEAR-PROOF" CONTAINERS. INDIVIDUAL TRASH RECEPTACLES, IF APPLICABLE, SHALL BE STORED INSIDE DWELLING UNITS OR BEHIND SCREENING AND OUT OF PUBLIC VIEW EXCEPT ON THE DAY OF TRASH PICK-UP.
- AS AFFIRMED IN THE GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 INCLUSION AGREEMENT DATED APRIL 7, 2004, THE DISTRICT AND THE PETITIONERS OF THAT AGREEMENT ACKNOWLEDGED AND AGREED THAT THE WATER SER ICE PROVIDED TO THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT SHALL BE SOLELY FOR IN-HOUSE USES ONLY AND THAT WATER MAY NOT BE USED FOR ANY OUTDOOR PURPOSE WHATSOEVER, INCLUDING WITHOUT LIMITATION IRRIGATION OF LAWNS OR LANDSCAPING; PROVIDED, HOWEVER, IRRIGATION WATERING SHALL BE PERMITTED FOR A PERIOD OF TWO YEARS FOLLOWING INSTALLATION OF SUCH LANDSCAPING OR REVEGETATION THROUGH THE USE OF DRIP OR LOW VOLUME LANDSCAPE AREA-SPECIFIC WATERING SYSTEMS ZONED AND TIMED AS APPROVED BY GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1. ALL LANDSCAPE PLANS MUST BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION. NOTICE OF THIS RESTRICTION SHALL BE MADE AVAILABLE TO ALL PURCHASERS OF LOTS WITHIN THE PROPERTY AND SHALL BE INCLUDED AS PART OF ANY COVENANTS THAT MAY BE PREPARED OR DEVELOPED FOR THE PROPERTY. NOTWITHSTANDING THE FOREGOING, THE DISTRICT MAY, IN ITS SOLE DISCRETION, CONSIDER A SUBSEQUENT REQUEST BY THE TOWN OF WINTER PARK TO USE WATER ON THE PROPERTY FOR OTHER MUNICIPAL PURPOSES SUCH AS COMMERCIAL DEVELOPMENT OR IRRIGATION OF PUBLIC PARKS.
- AS AFFIRMED IN THE RENDEZVOUS AT WINTER PARK ORDINANCE, THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A REAL ESTATE TRANSFER ASSESSMENT IN ADDITION TO THE EXISTING TOWN OF WINTER PARK REAL ESTATE TRANSFER TAX (TITLE 1, CHAPTER 10, WINTER PARK TOWN CODE) AS FURTHER DESCRIBED IN SECTION 10.5 OF ORDINANCE 408, SERIES 2008 (RECEPTION NO. 2008-007613).
- EMERGENCY ACCESS IS PROVIDED TO THIS PROPERTY VIA AN EASEMENT RECORDED NOVEMBER 16, 2021 AT RECEPTION NO. 2021012865, BETWEEN ROW F AS DEPICTED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND WILDFLOWER LANE IN EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, AS DEPICTED ON EXEMPTION NO. 2 AND EXEMPTION NO. 3. THE DEVELOPER OF THIS PROPERTY HAS INSTALLED, OR WILL INSTALL, A GATE AT THE BOUNDARY OF THE PROPERTY DEPICTED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, WHICH GATE SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT. THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, SHALL MAINTAIN SAID GATE. IN THE EVENT THAT THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, AS APPLICABLE, FAILS TO MAINTAIN THE GATE AS AFORESAID, AND SUCH FAILURE IS NOT REMEDIED WITHIN THIRTY DAYS FOLLOWING RECEIPT OF WRITTEN NOTICE FROM THE TOWN OF WINTER PARK DESCRIBING SUCH FAILURE TO MAINTAIN, THE TOWN OF WINTER PARK HAS THE RIGHT TO REMOVE THE GATE.
- HOMES CONSTRUCTED ON LOTS WILL BE SPRINKLED IN ACCORDANCE WITH THE MOST CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.

NOTES - CONTINUED:

- EASEMENT GRANTED TO GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 BY INSTRUMENT RECORDED IN BOOK 408, PAGE 812 IS A "RELOCATABLE" EASEMENT AS STATED IN SECTIONS 2 AND 5 THEREOF. SAID EASEMENT IS RELOCATED WITHIN THE UTILITY EASEMENT DEPICTED HEREIN AS "50' WIDE UTILITY EASEMENT, REC. NO. 20230034587" AND FOR AVOIDANCE OF DOUBT, UNLESS MODIFIED HEREIN, SUCH EASEMENTS DEDICATED IN EXEMPTION NO. 2 AND EXEMPTION NO. 3 SHALL REMAIN IN FULL FORCE AND EFFECT.
- ACCESS TO LOTS 48, 49, 50 AND 51 SHALL BE PROVIDED BY A SHARED DRIVEWAY EASEMENT CREATED BY SEPARATE RECORDED INSTRUMENT. NO MORE THAN TWO DRIVEWAY ACCESS POINTS ONTO SKI IDLEWILD ROAD SHALL BE PERMITTED FOR THESE FOUR LOTS. THE SPECIFIC LOCATION AND WIDTH OF THE SHARED DRIVEWAY EASEMENT(S) SHALL BE THE AS-BUILT LOCATION WHEN CONSTRUCTION OF EACH DRIVEWAY IS COMPLETED. DRIVEWAYS SHALL BE DESIGNED WITH A TURNAROUND TO ALLOW VEHICLES THE ABILITY TO TURN AROUND PRIOR TO ENTERING SKI IDLEWILD ROAD. ACCESS POINTS FROM THE DRIVEWAY EASEMENT(S) TO SKI IDLEWILD ROAD SHALL BE LOCATED TO PROVIDE ACCEPTABLE SIGHT LINES FOR SAFETY.
- RETAINING WALLS MAY ENCROACH INTO LOT SETBACKS TO ACHIEVE SLOPE STABILITY AND TO MINIMIZE ANY EROSION ON THE LOTS.
- THE PUBLIC INFRASTRUCTURE DESCRIBED IN THE DEVELOPMENT IMPROVEMENTS AGREEMENT WILL BE CONVEYED IN PHASES WHICH WILL BE ILLUSTRATED BY SEPARATE DOCUMENT.
- WALLS REQUIRED FOR HOME CONSTRUCTION THAT ARE LOCATED ON PRIVATE LOTS AND OUTLOTS THAT ARE ESTABLISHED DURING SITE PLAN SUBMITTAL WILL BE MAINTAINED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS.
- TO ENSURE STORM DRAINAGE FACILITIES FUNCTION AS DESIGNED, CONTINUED MAINTENANCE IS REQUIRED. MAINTENANCE OF DRAINAGE FACILITIES MAY INCLUDE CLEARING DEBRIS FROM INLETS, CULVERTS, CHANNELS, DITCHES, OR DETENTION FACILITIES. UNTIL ACCEPTED BY THE TOWN FOR MAINTENANCE, IF EVER, MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING, WITHOUT LIMITATION, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT, SHALL BE PERFORMED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR REQUIRED OPERATION AND MAINTENANCE. ALL SUCH COSTS WILL BE ASSESSED BY THE TOWN TO THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS ASSIGNED OPERATION AND MAINTENANCE RESPONSIBILITY FOR SAID FACILITIES.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING, A FINAL SUBSURFACE EXPLORATION MUST BE PERFORMED FOR EACH STRUCTURE TO DETERMINE APPROPRIATE FOUNDATION TYPES, ANY PERIMETER/AREA UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS, AND FINAL PAVEMENT SECTIONS.
- WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:
 - ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE OF THE HOME;
 - ALL DOGS WILL BE REQUIRED TO BE ON A LEASH;
 - ALL TRASH RECEPTACLES SHALL BE WILDLIFE-PROOF CONTAINERS; AND
 - ANY FENCING INSTALLED ON THIS SUBDIVISION SHALL CONFORM TO THE DESIGN CRITERIA OF THE COLORADO DIVISION OF WILDLIFE PUBLICATION TITLED "FENCING WITH WILDLIFE IN MIND."
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

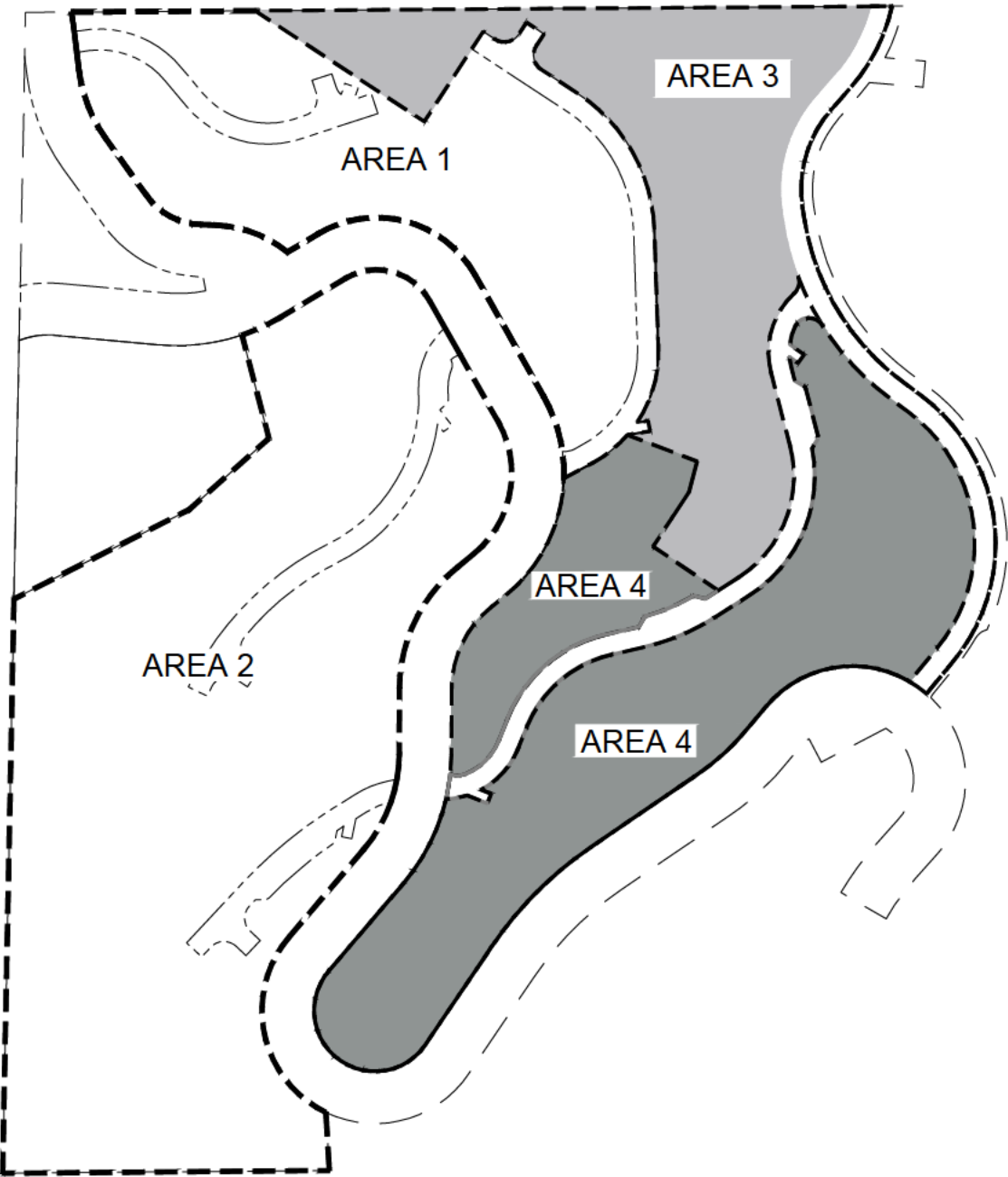
SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1

SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

OWNER / DEVELOPER:
ARROWHEAD WINTER PARK INVESTORS, LLC.
5291 EAST YALE AVE
DENVER, CO 80222-6911

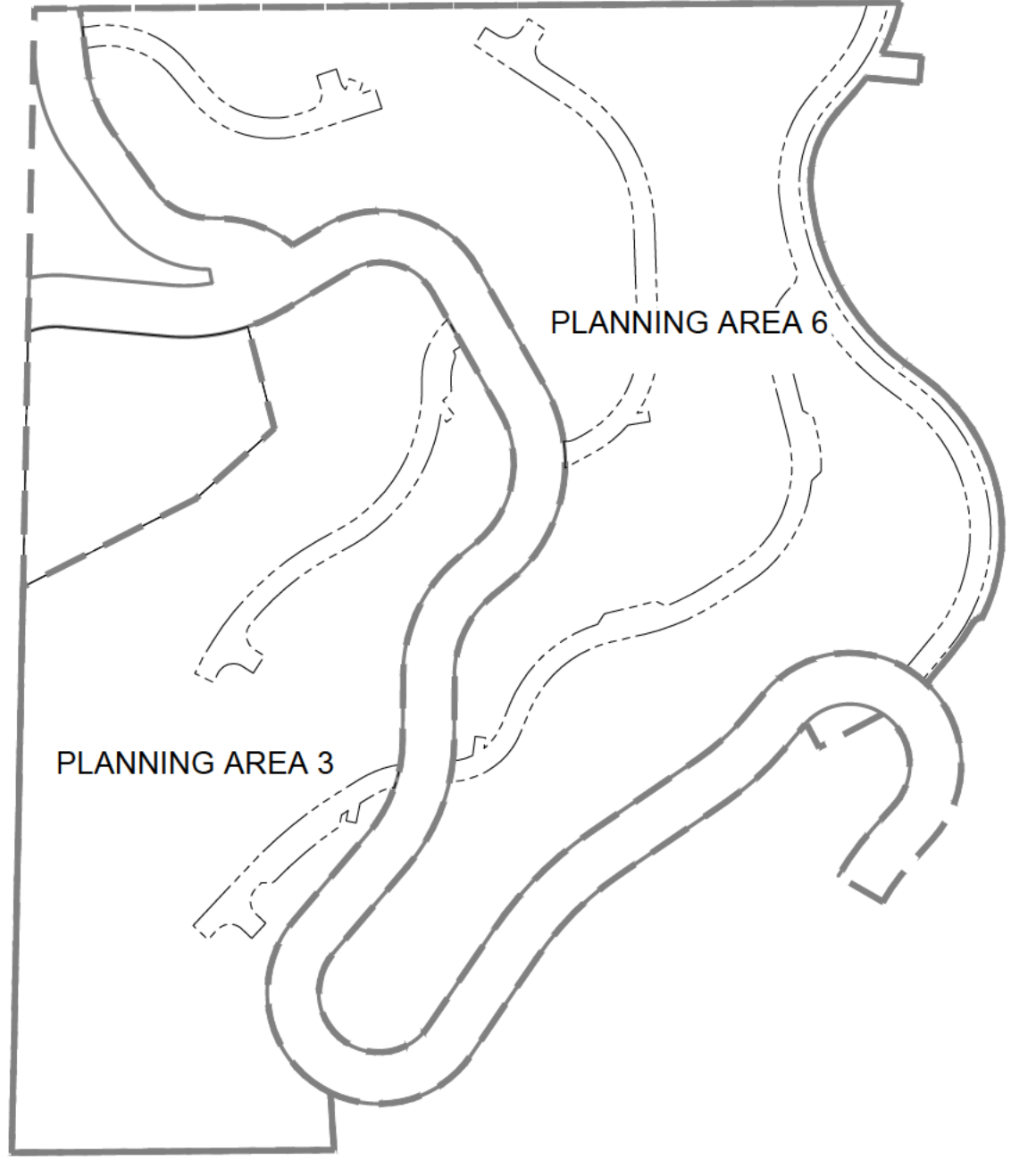
JOB: 19051 DWG: 19051_SUB EX 5	SCALE: NONE CRD: 19051	DATE: 10/07/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 2 OF 4
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LAND USE AREA DETAIL FOR
SUBDIVISION EXEMPTION NO. 5
FOR TABLES BELOW



SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1
BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, LOTS 43 & 44, AND LOTS 52 THROUGH 66, SUBDIVISION EXEMPTION NO. 4,
RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 3 OF 4

PLANNING
AREA DETAIL



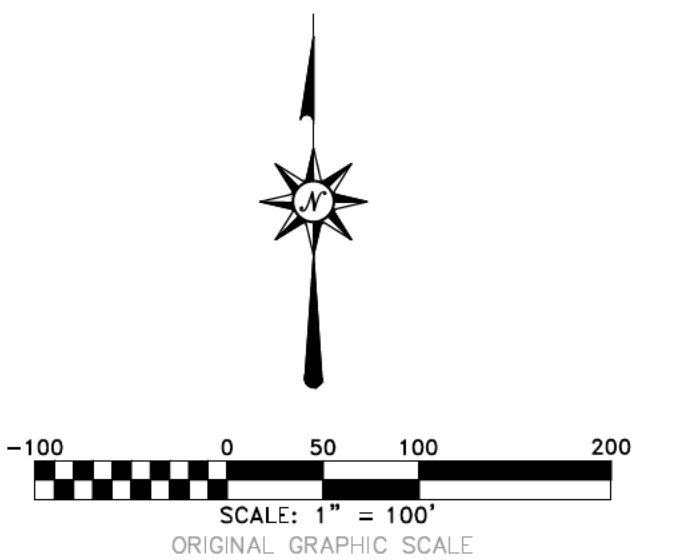
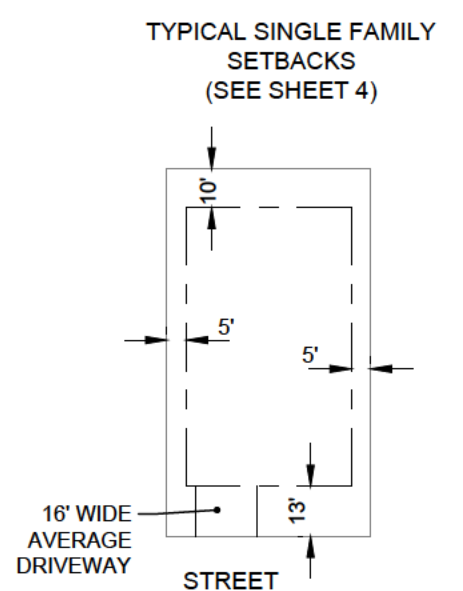
PLANNING AREA 6
UNITS TABLE

AREA	UNITS
AREA 1	21
AREA 3	11
AREA 4	18
TOTAL	50
MAXIMUM ALLOWED	200

LEGEND:

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS #31942
- (NR) NON-RADIAL

SETBACK DETAIL



TIM SHENK
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SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1
SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

OWNER / DEVELOPER:
ARROWHEAD WINTER PARK INVESTORS, LLC.
5291 EAST YALE AVE
DENVER, CO 80222-6911

JOB: 19051
DWG: 19051_SUB EX 5

SCALE: 1" = 200'
CRD: 19051

DATE: 10/07/2025
CHECKED: TRS

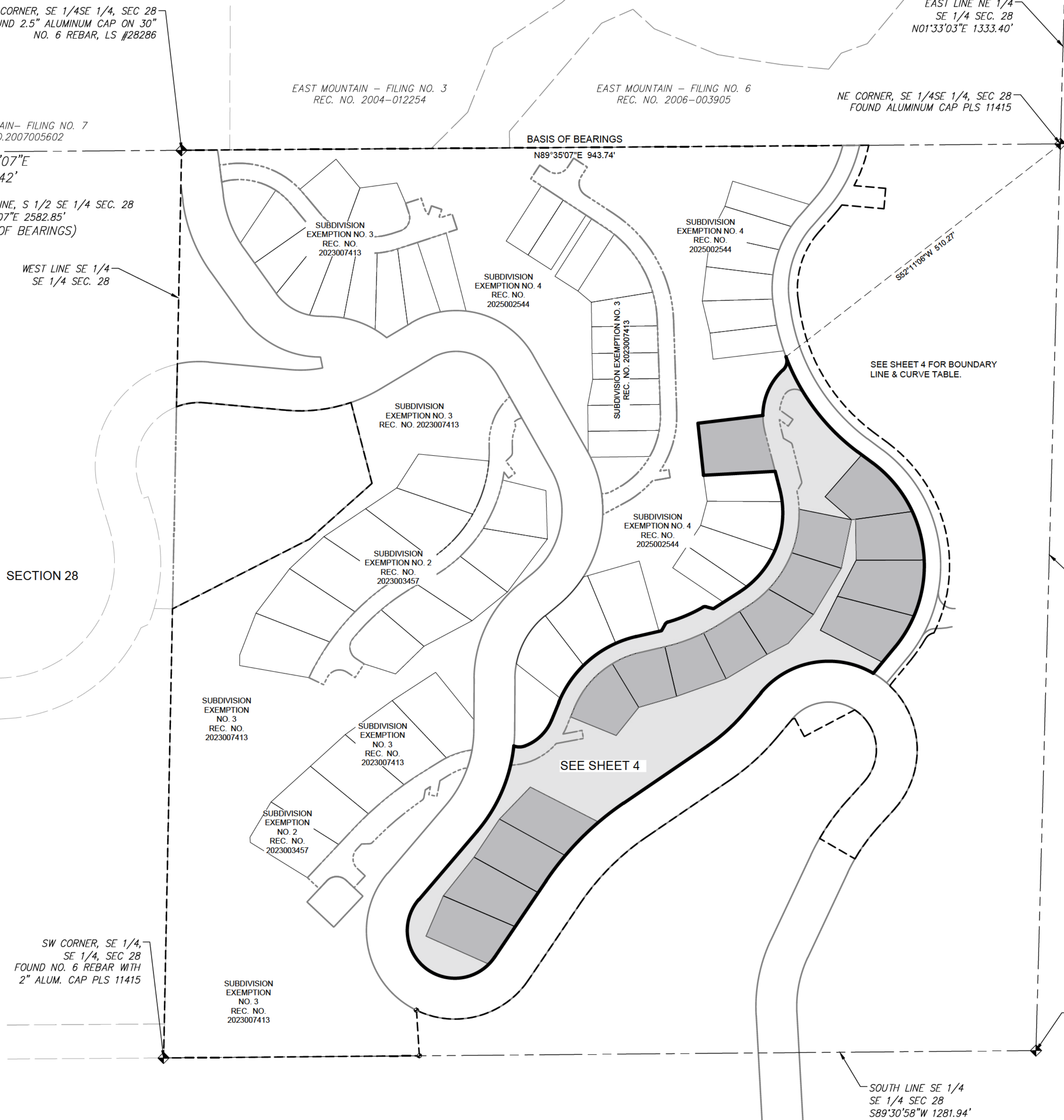
DRAWN BY: JAN
SHEET: 3 OF 4

PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: MULTI-FAMILY LOTS 37-42, 45-48, "BUILDABLE AREA WITHIN INDIVIDUAL LOTS" & ***AVERAGE DRIVEWAY***	31,294	0.718	17.3
COVERAGE: SINGLE FAMILY LOT 44 "BUILDABLE AREA WITHIN INDIVIDUAL LOTS" & ***AVERAGE DRIVEWAY***	7,967	0.183	4.4
OPEN SPACE: PORTION OF OUTLOT B, & **NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS**	98,523	2.262	54.4 PROVIDED 40.0 REQUIRED
ROADWAYS: ROW E (AMENDED) & ROW F	43,400	0.996	23.9
TOTAL	181,184	4.159	100.00%

* BUILDABLE AREA WITHIN INDIVIDUAL LOTS IS: "AREA CONTAINED WITHIN THE LOT SETBACKS"
** NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS IS: "LOT AREA OUTSIDE THE LOT SETBACKS"
*** AVERAGE DRIVEWAY IS 16' WIDE x 13' LONG***

PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: SINGLE FAMILY LOTS 49-66 "BUILDABLE AREA WITHIN INDIVIDUAL LOTS" & ***AVERAGE DRIVEWAY***	78,585	1.804	38.1
OPEN SPACE: OUTLOT D, E, F, & PORTION OF OUTLOT B, & **NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS**	127,730	2.932	61.9 PROVIDED 60.0 REQUIRED
ROADWAYS: NONE	X	X	X
TOTAL	206,315	4.736	100.00%

NOTE: SEE SHEET 4 FOR LOT AREA TABLE



SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1

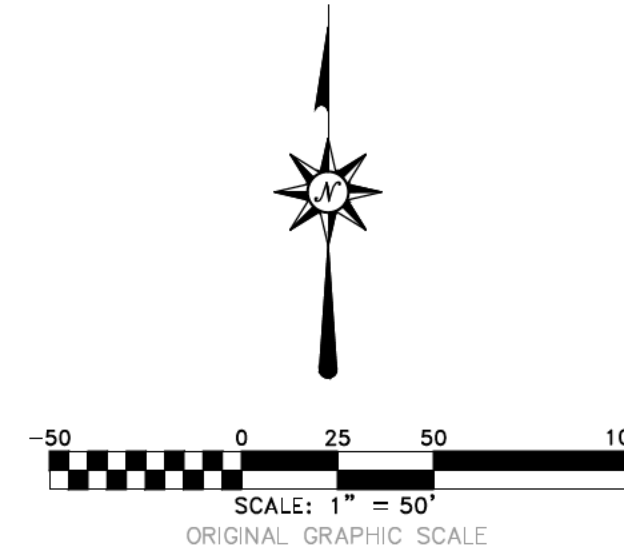
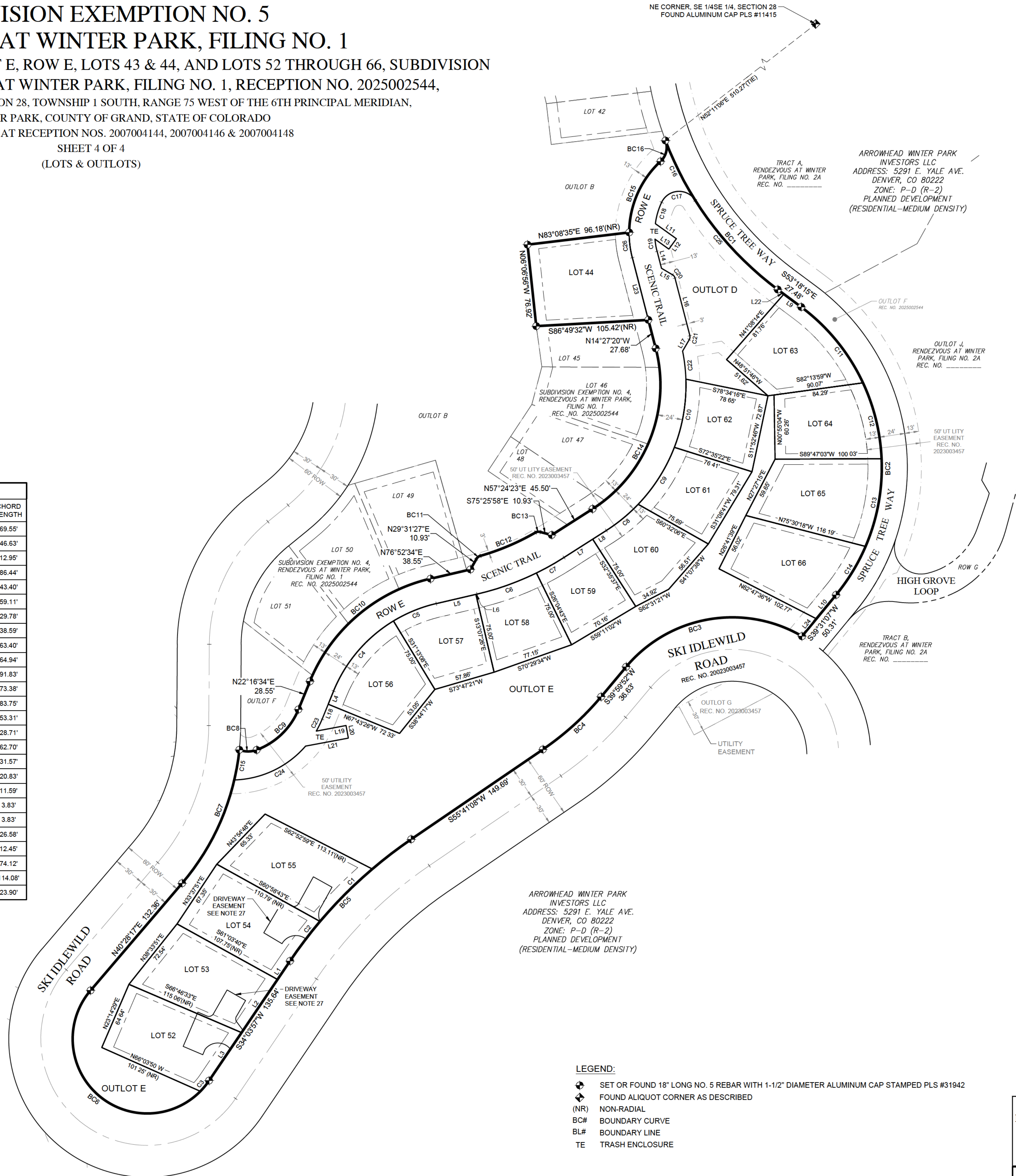
BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, LOTS 43 & 44, AND LOTS 52 THROUGH 66, SUBDIVISION
EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

SHEET 4 OF 4
(LOTS & OUTLOTS)

BOUNDARY CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	177.53'	312.00	32°36'05"	S37°00'13"E	175.14'
BC2	304.57'	188.00	92°49'22"	S06°53'34"E	272.34'
BC3	182.01'	130.00	80°13'00"	S80°06'22"W	167.50'
BC4	73.93'	270.00	15°41'16"	S47°50'30"W	73.70'
BC5	162.26'	430.00	21°37'12"	S44°52'32"W	161.29'
BC6	227.74'	70.00	186°24'20"	N52°43'53"E	139.78'
BC7	138.49'	230.00	34°30'02"	N23°13'16"E	136.41'
BC8	16.62'	23.00	41°23'25"	S89°42'53"E	16.26'
BC9	56.15'	68.00	47°18'51"	N45°55'59"E	54.57'
BC10	154.38'	162.00	54°35'59"	N49°34'34"E	148.60'
BC11	5.33'	7.00	43°36'04"	N51°19'29"E	5.20'
BC12	56.28'	230.68	13°58'41"	N67°00'01"E	56.14'
BC13	4.70'	7.00	38°27'36"	N85°20'15"E	4.61'
BC14	173.08'	138.00	71°51'43"	N21°28'31"E	161.96'
BC15	74.97'	92.00	46°41'15"	N23°48'44"E	72.91'
BC16	21.32'	18.00	67°51'32"	N13°13'36"E	20.09'

LOT LINE TABLE		
#	BEARING	DISTANCE
L1	S34°03'57"W	20.90'
L2	S34°03'57"W	60.30'
L3	S34°03'57"W	54.43'
L4	N22°16'34"E	13.40'
L5	N76°52'34"E	38.21'
L6	N76°52'34"E	1.12'
L7	N57°24'23"E	31.89'
L8	N57°24'23"E	15.23'
L9	S53°18'15"E	20.37'
L10	S39°31'07"W	29.08'
L11	S54°16'24"E	24.19'
L12	S35°43'36"W	12.00'
L13	N54°16'24"W	16.01'
L14	S14°27'20"E	16.45'
L15	S59°27'20"E	12.07'
L16	S14°27'20"E	55.86'
L17	S30°32'40"W	12.40'
L18	S22°16'34"W	15.15'
L19	N79°25'45"E	28.41'
L20	S10°33'54"E	12.00'
L21	S79°25'22"W	40.83'
L22	S53°18'15"E	7.11'
L23	S14°27'20"E	60.31'
L24	S39°31'07"W	21.23'

LOT CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.63'	430.00	9°16'40"	S44°55'17"W	69.55'
C2	46.66'	430.00	6°13'00"	S37°10'27"W	46.63'
C3	12.96'	70.00	10°36'39"	S39°22'16"W	12.95'
C4	87.92'	138.00	36°30'18"	N40°31'43"E	86.44'
C5	43.58'	138.00	18°05'41"	N67°49'43"E	43.40'
C6	59.24'	262.00	12°57'16"	N70°23'55"E	59.11'
C7	29.79'	262.00	6°30'54"	S60°39'50"W	29.78'
C8	38.69'	162.00	13°40'57"	N50°33'55"E	38.59'
C9	63.81'	162.00	22°34'05"	N32°26'24"E	63.40'
C10	65.38'	162.00	23°07'28"	N09°35'37"E	64.94'
C11	92.77'	188.00	28°16'20"	S39°10'05"E	91.83'
C12	73.86'	188.00	22°30'30"	S13°46'40"E	73.38'
C13	84.46'	188.00	25°44'26"	S10°20'48"W	83.75'
C14	53.49'	188.00	16°18'05"	S31°22'04"W	53.31'
C15	28.73'	230.00	7°09'22"	N09°32'56"E	28.71'
C16	62.81'	312.00	11°32'01"	S26°28'11"E	62.70'
C17	38.50'	18.00	122°33'51"	S86°28'53"W	31.57'
C18	20.91'	68.00	17°37'04"	S16°23'26"W	20.83'
C19	11.60'	68.00	9°46'40"	S09°34'00"E	11.59'
C20	3.93'	5.00	45°00'00"	S36°57'20"E	3.83'
C21	3.93'	5.00	45°00'00"	S08°02'40"W	3.83'
C22	26.61'	162.00	9°24'45"	N06°40'29"W	26.58'
C23	12.46'	92.00	7°45'24"	S26°09'16"W	12.45'
C24	76.29'	92.00	47°30'42"	S64°33'55"W	74.12'
C25	114.72'	312.00	21°04'04"	S42°46'13"E	114.08'
C26	23.96'	92.00	14°55'27"	S06°59'36"E	23.90'



LOT DATA	
AREA 3 & AREA 4	
LOT 44, AND LOTS 52 THRU 66	
RANGE (SQ.FT.)	4,897 MIN. 7,967 MAX.
AVERAGE LOT SIZE:	6,393 SQ.FT.

LOT AREA TABLE		
LOT	SQ.FT.	ACRES±
44	7,967	0.183
52	7,098	0.163
53	7,260	0.167
54	7,281	0.167
55	7,177	0.165
56	5,908	0.136
57	5,316	0.122
58	5,049	0.116
59	4,897	0.112
60	5,506	0.126
61	5,207	0.120
62	5,181	0.119
63	6,860	0.157
64	6,267	0.144
65	7,759	0.178
66	7,550	0.173

OUTLOT AND ROW AREA TABLE			
PROPERTY	SQ.FT.	ACRES±	TYPE
OUTLOT D	11,302	0.259	OPEN SPACE
OUTLOT E	53,975	1.239	OPEN SPACE
ROW E	21,574	0.495	ROADWAY
TOTAL	86,851	1.994	

NOTES:
1. FOR SETBACK DIMENSIONS SEE DETAIL SHEET 3.

ARROWHEAD WINTER PARK
INVESTORS LLC
ADDRESS: 5291 E. YALE AVE.
DENVER, CO 80222
ZONE: P-D (R-2)
PLANNED DEVELOPMENT
(RESIDENTIAL-MEDIUM DENSITY)

- LEGEND:
- SET OR FOUND 18" LONG NO. 5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS #31942
 - FOUND ALIQUOT CORNER AS DESCRIBED
 - (NR) NON-RADIAL
 - BC# BOUNDARY CURVE
 - BL# BOUNDARY LINE
 - TE TRASH ENCLOSURE

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

SUBDIVISION EXEMPTION NO. 5 RENDEZVOUS AT WINTER PARK, FILING NO. 1	
SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, GRAND COUNTY, COLORADO	
JOB: 19051 DWG: 19051_SUB EX 5	SCALE: 1" = 50' CRD: 19051
DATE: 10/07/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 4 OF 4



CONROY TO CONFIRM THIS
20' SECTION OF PIPE IS INSTALLED
THRU THE FILING 1 PRV VAULT
(PRV NOT REQUIRED)

-



MEMO

TO Planning Commission
FROM Brian P Kelly, Senior Planner
THROUGH James Shockey, Community Development Director
DATE October 28, 2025
RE PUBLIC HEARING: Rendezvous Filing 3 Minor Plat (PLN24-092)

Property Owner: Arrowhead Winter Park Investors

Applicant: Jeff Vogel, Vogel & Associates

Location: River Road, south of Ski Idlewild Road

Legal Description: Situated in the North Half of the Northeast Quarter of Section 33, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Winter Park, County of Grand, State of Colorado, Ownership Vested by Special Warranty Deed Recorded at Reception No. 2007004144.

Current Zoning: Planned Development (PD) Multiple-Family Residential Zone District (R-2)

Authority:

Pursuant to § 5-B-3 of the Winter Park Unified Development Code (the "UDC"), the Planning Commission shall review and recommend or approve applications as shown in Table 5-B-3, Development Review Procedures Summary Table.

Applicable Provisions of the Unified Development Code (UDC):

UDC § 5-D-2 Classifications, B. Minor Subdivision. Such subdivision is a subdivision containing less than five lots. Proposed minor subdivisions shall require minor plat processing, and approval in accordance with Sec. 5-D-3, Minor Plat.

Minor Plat Procedure & Approval Criteria:

UDC § 5-D-3(E)(5): Planning Commission Action. After proper public notice, the Planning Commission shall:

- a. Receive a written recommendation from the DRC regarding the minor plat;
- b. Hold a public hearing prior to taking action on the minor plat; and
- c. By majority vote, approve or deny the minor plat as outlined in Sec. 5-A-3(C), Procedures.

UDC § 5-D-3-F: Approval Criteria. The minor plat shall be evaluated and may be approved in accordance with the following criteria:

1. Comprehensive Plan. Conformance with the goals, objectives, and policies of the Comprehensive Plan;
2. This UDC. Conformance with the standards of this UDC;
3. Water Supply. The subdivider has provided evidence that provision has been made for a water supply that is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed;
4. Sewage System. The subdivider has provided evidence that provision has been made for a public sewage system and, if other methods of sewage disposal are proposed, adequate

- evidence that such system shall comply with State and local laws and regulations;
5. Natural Resources. The subdivider has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, as well as the protection of natural resources and unique landforms, have been identified and the proposed uses of these areas are compatible with such conditions;
 6. Drainage. The subdivider has provided adequate drainage improvements;
 7. Historical or Cultural Resources. Significant cultural, archeologic, natural, and historical resources, and unique landforms have been protected; and
 8. Public Services. Necessary services, including fire and police protection, recreation, utilities, open space, and transportation systems are available to serve the proposed subdivision.

§ 5-B-8 Public Notice Requirements:

The Minor Plat submittal has been properly notified pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published in the Middle Park Times on October 15, 2025, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300' of the property on October 7, 2025. A Property Posting (PO) was also posted on October 8, 2025. No public comments have been received at the time of this writing.

Previously, the Town had received one letter from a representative of the adjacent property directly to the south who expressed concerns with the legal description in the public notice, traffic, and cost-sharing-allocation for roads and infrastructure. This letter was presented to the Planning Commission at its hearing on February 11, 2025.

Project Overview:

The Applicant has applied to subdivide 3.66 acres of property located on the south side of River Road west of Ski Idlewild Road. The proposed development will support an amenity building and recreational facilities for future multi-family condominium development and an extension of the River Road public right-of-way.

This is a resubmittal of a Minor Plat Application, which was previously approved. The minor plat for Rendezvous Filing No. 3 was reviewed and approved by the Town of Winter Park Planning Commission at its February 11, 2025 meeting. Per the UDC, Sec. 5-B-13, *Expiration of Approval*, minor plat requires recordation within six months of approval. **The application expired on August 11, 2025.** Per the UDC, Sec. 5-B-14, *Renewal of Approvals*, once an approval expires, no extension will be granted retrospectively.

An Expired Application Notice was sent via email to the applicant on September 11, 2025. The applicant has resubmitted the Minor Plat Application and complied with all previous conditions.

Variances:

There are no variances associated with the Minor Plat application.

Density:

Satisfactory. No residential units are planned for either Lot A or Lot B. Submittal includes a conceptual plan which suggests that a future filing adjacent to this property will include 3-story podium condominiums and recreational courts.

Access:

Satisfactory. Access to the subdivision will be provided by the proposed 60-foot wide ROW extension of River Road. This extension includes a 24-foot asphalt paving section, with a 6-foot sidewalk and 2-foot pans on either side as indicated on the Roadway Construction Plan. Based on the Vested Property Rights Agreement, in a future subdivision application that includes residential use, the proposed ROW will connect to a recorded 80-foot ROW in Filing No. 1 as an extension of River Road.

Landscaping:

Satisfactory: According to the Tree Plan, vegetation removal on site will be limited to vegetation within the ROW. Landscaping and buffers will be reviewed with the submittal of a site plan.

Transit:

Satisfactory. Bus stops along the town transit routes are approximately a half mile from the subject property. Sidewalks are provided for the entire route to the bus stops. No new stops are required or proposed.

Pedestrian Access:

Satisfactory. An 8-foot sidewalk is proposed on one side of River Road.

Utilities:

Satisfactory. Any existing underground utilities to be abandoned should be removed. This includes any pipes and trench backfill on the subject property. The submitted Utility Construction Plans indicate the extension of 8" water and sanitary sewer lines. The following utility reports and plans were submitted for review:

- Preliminary Geotechnical Study for Riverfront Clubhouse (by A. G. Wassenaar, Inc. Kumar & Associates, Inc., for Arrowhead Winter Park Investors LLC, on 1/11/2023)
- 70% Construction Plans for Rendezvous Winter Park Filing 3 River Road Extension (by TKE Civil and Structural Engineering for Arrowhead Winter Park Investors LLC, on 10/4/2024)

Wetlands:

Satisfactory. There is a jurisdictional wetland within the northwestern portion of Tract A. The applicant received an approval letter from the Army Corp of Engineers. The wetlands depicted herein were delineated by Peak Ecological Services, LLC on 7/10/2023. Pursuant to Army Corps of Engineers nationwide permit verification (SPA-2003-00611) dated September 9, 2024, an area of 0.04 acres (1,786 sq. ft.) is authorized for specific impact. Depicted herein are non-jurisdictional and jurisdictional wetlands, together with the area / limit of authorized impact. As noted previously, the sediment basin is located within the authorized area of impact of the jurisdictional wetlands. Per the Army Corp permit, the drainage is permitted into the jurisdictional wetlands. There are approximately 1,600 sq. ft. of non-jurisdictional wetlands impacted that are not subject to Army approval.

Construction Plans:

Satisfactory. Construction plans were approved by the Town on April 18, 2025.

Dimensional Standards:

N/A. Per Rendezvous FDP, Planning Area 1, the applicable development standards are listed below.

Zoning District	Use Category	Min. Lot Size	Maximum height	Min Lot Width/Depth	Max. Building Coverage	Setbacks (ft)
Rendezvous FDP (R-2)	Mixed-Use	5,000 SF + 2,000 SF per du in excess of one	55-feet	50/100-feet	n/a	10ft. (Front) 6ft. (Side) 15ft. (Rear)

Lot Area:

Satisfactory: Per the standards above, the minimum lot area is 5,000 SF for R-2 zoning. The proposed Tract A contains 143,604 SF / 3.30 Ac. The lots conform to the zoning standards.

Grading and Drainage:

Satisfactory: According to the preliminary geotechnical report, At-grade or crawl space construction is being considered for the clubhouse. No below grade areas are planned for the restrooms or pavilion. Preliminary grading plans were not available at the time of this study. The Preliminary report will need to be reviewed upon completion of final grading plans. Ground water was encountered at depths of 15 feet or less beneath the existing ground surface in three of the seven test borings drilled for the structures. Ground water less than 15 feet below the site grading elevation will likely affect utility construction and some site grading operations. Groundwater less than 10 feet below the site grading elevation will likely affect foundation excavations. In addition, ground water less than 5 feet below the existing or final ground surface will pose stabilization problems during site grading, foundation construction, and may cause problems during pavement construction. The geotechnical report recommends that foundations be constructed at least 4 feet above ground water level to reduce the potential for future water problems.

There is a drainage outlet on the south side of River Road that drains into a temporary drainage swale along the northern property line to a temporary sediment basin within an authorized location of the jurisdictional wetlands.

5% Land Dedication:

Satisfactory: The DIA states that land dedication and fees-in-lieu shall be provided as stated in the Winter Park UDC. Pursuant to Section 4-B-6(C) of the Unified Development Code, Owner shall make a payment in lieu of dedication equal to five percent (5%) of the fair market value of the property on the day of the platting as determined by the most recent Grand County Assessor's property valuation at the time of final subdivision platting. Payment is required at the time of recording with the Grand County Clerk and Recorder.

School Impact Fee:

Satisfactory: The DIA states that land dedication and fees-in-lieu shall be provided as stated in the Winter Park UDC. School Impact fees are not required for this Minor Plat because there is no residential development types proposed. It is anticipated residential development will occur on future Filings related to the proposed land use of Filing No. 3.

Development Improvements Agreement (DIA):

Satisfactory: A Development Improvement Agreement was recorded in the Grand County records on June 10, 2025 (Reception No. 2025004555).

Plat:

Satisfactory. Staff has reviewed Minor Plat for conformance with applicable sections of the UDC and the conditions of approval outlined in an Action Letter dated February 12, 2025. The applicant has addressed the Planning Division comments.

Review Agency Comments (View Comments [here](#))

All agency comments were addressed in the approved construction plans.

Staff Recommendation:

Staff finds the applicant has resubmitted all required materials within the timeframe required and all other materials comply with the conditions of § 5-D-3 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval

Sample Motion for Approval:

I move to approve the Minor Plat (PLN24-092) for Rendezvous Filing No. 3 as it was determined the application is in conformance with § 5-D-3 of the UDC

Sample Motion for Denial:

I move to deny the Minor Plat (PLN24-092) for Rendezvous Filing No. 3 as it was determined the application is NOT in conformance with § 5-D-3 of the UDC *[insert explanation supported by the evidence here]*.



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

Scott Chomiak

Company

Arrowhead Winter Park Investors, LLC

Phone

[REDACTED]

Email Address

Mailing Address

[REDACTED]

City

Denver

State

CO.

Zip

80222

Billing Contact (where invoices should be directed)

Scott Chomiak

Company

Arrowhead Winter Park Investors, LLC

Phone

[REDACTED]

Email Address

Mailing Address

[REDACTED]

City

Denver

State

CO.

Zip

80222

Representative (i.e., the point of contact)

Jeff Vogel

Company

Vogel & Associates

Phone

[REDACTED]

Email Address

Mailing Address

[REDACTED]

City

Loveland

State

CO.

Zip

80537

Site Description

Site Address

Rendezvous at Winter Park, Filing 3

Parcel Identification Number(s) (PIN)

158733121151

Existing Zone Classification

FDP

Site Area (acres and sq. ft.)

Project Description

Project Name

Rendezvous at Winter Park, Filing 3 - Planning Area 1 Minor Plat

Brief description of the proposed project

The resubmittal of the Rendezvous Filing 3 Minor Plat application includes a relocatable trail easement that extends along the west boundary line. Please refer to the updated attached Plat as reference.

Required Documents

ω

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.


Certifications

REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

Date


 10.2.24

OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

Date

 10.2.2024

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

Development Improvements Dedications, Agreements, and Guarantees (Article 4.B)	Site Development and Permit Decisions (Article 5.E)
<input checked="" type="checkbox"/> Development Improvements Agreements (DIA)	<input type="checkbox"/> Major Site Plan*
<input type="checkbox"/> Public Improvement Cost-Recovery Agreement	<input type="checkbox"/> Minor Site Plan
Standardized Development Review Procedures (Article 5.B)	<input type="checkbox"/> Administrative Site Plan
<input type="checkbox"/> Pre-Application Conference	<input type="checkbox"/> Special Use Permit (Including High-Impact Short-Term Rentals)*
<input type="checkbox"/> Renewal of Approvals	<input type="checkbox"/> Limited Use Authorization
<input type="checkbox"/> Vested Rights	<input type="checkbox"/> Temporary Use Permit
Ordinance and Zoning Amendment Decisions (Article 5.C)	<input type="checkbox"/> Floodplain Development Permit
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Lighting by Special Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Parking Reductions and Alternative Parking Plan Permit
Rezoning to Planned Development: <input type="checkbox"/> Preliminary Development Plan* <input type="checkbox"/> Final Development Plan* <input type="checkbox"/> Amended Final Development Plan*	<input type="checkbox"/> Street Renaming
<input type="checkbox"/> Annexation*	Appeal, Variance, and Interpretation Decisions (Article 5.F)
Subdivision and Platting Decisions (Article 5.D)	<input type="checkbox"/> Appeal
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Appeal of Administrative Decisions
<input checked="" type="checkbox"/> Minor Plat*	<input type="checkbox"/> Variance*
<input type="checkbox"/> Preliminary Plat*	<input type="checkbox"/> Written Interpretation
<input type="checkbox"/> Final Plat*	
<input type="checkbox"/> Resubdivision*	
<input type="checkbox"/> Waiver*	
<input type="checkbox"/> Vacation of Plat, Street, Right of Way, and Easement*	
<input type="checkbox"/> Condominium Plat	
Table Notes: *Pre-Application Conference required	

Instructions for Submitting the Land Use Review Application Form

Definitions

- Words in the singular include the plural and words in the plural include the singular.
- APPLICATION refers to the official submittal to the Town's Planning Division for review of the proposed land use development identified in the Land Use Review Application Form. The application includes the form, all materials submitted for review of the project, including those documents required by the Unified Development Code (the "UDC") and any additional information provided.
- PROJECT refers to the land use development identified on this Form and application materials.
- PROPERTY refers to the land that is being proposed for development as described in this Form and application materials.

General Notes

If information will not fit in the space provided,

A. CONTACT INFORMATION

1. Provide contact information for all owners of any property that is the subject of the application. Submit a separate sheet for the additional owners if information will not fit in space provided.
2. Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings.
3. Provide contact and mailing information for the person that should receive all invoices for the project. If the Billing Contact changes at any time, contact the Planning Division immediately to update this information.

B. SITE DESCRIPTION

Parcel identification numbers (PINs) and address information may be found at the Grand County Property Viewer. Current zoning may be found on the Town of Winter Park's website.

APPLICATION TYPE

- C. Select the land use application type that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the Pre-Application Conference (if required).

PROJECT DESCRIPTION

- D. Select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, attach a separate sheet.

REQUIRED ITEMS

- E. Required documents will be discussed during the Pre-Application Conference with the Planning Division, if required. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section. Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, contact the Planning Division at permits@wpgov.com



September 26, 2025

Mr. James Shockey, Town Planner
Town of Winter Park
50 Vasquez Road
P.O. Box 3327
Winter Park, Colorado 80482

Re: Rendezvous Filing 3 – Minor Plat Application Resubmittal

Dear James,

Enclosed is the resubmittal of the Rendezvous Filing 3 Minor Plat that was previously approved by the Town of Winter Park. Arrowhead at Winter Park Investors delayed recording the plat within the timeframes outlined in the Uniform Development Code and therefore is resubmitting for review and approval.

This Plat application includes 2 Parcels (Parcel A and Parcel B) as well as the River Road ROW (Parcel C) that is located within Rendezvous Winter Park Planning Area 1. Planning Area 1 is located at the West corner of the Rendezvous at Winter Park Filing 1 subdivision. This area is located within the approved Rendezvous FDP which reflects PD-DC zoning.

As requested by the Town of Winter Park, the resubmitted plat includes a relocatable trail easement that extends along the west boundary line with portions crossing through sections of existing wetlands. Please refer to the updated attached Plat for reference. Main access to the area will be provided via Rendezvous Way, Ski Idlewild Road and River Road. Both Ski Idlewild Road and Rendezvous Road are currently constructed and connect with US 40.

Pedestrian access is provided via the existing sidewalks along Ski Idlewild Road and the proposed community trail system. Filing 1 proposed trail connects to the Idlewild Trail system including the Meadow and Yankee Doodle Trail. A relocatable easement is included within the plat with the intent to connect with the Fraser River Trail.

A. Project Name: Rendezvous Filing 3 – Planning Area 1 Minor Plat

B. Street Address:

RENDEZVOUS AT WINTER PARK, FILING 3

C. Project Team:

Developer: Arrowhead Winter Park Investors, LLC.

[REDACTED]
[REDACTED]

Applicant/
Land Planner: Jeff Vogel
Vogel & Associates

[REDACTED]
[REDACTED]
[REDACTED]

Architects: Michael Noda
Neo Studio

[REDACTED]
[REDACTED]
[REDACTED]

Kephart

[REDACTED]
[REDACTED]
[REDACTED]

Civil Engineer: Topknot Engineering (TKE)
Tony Krempin, Tony DePlata

[REDACTED]
[REDACTED]
[REDACTED]

Surveyor: Tim Shenk Land Surveying, Inc.
Timothy R. Shenk

[REDACTED]
[REDACTED]

D. Legal Description:

SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN
OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP
VESTED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007004144

E. Zoning District: Existing Zoning – Rendezvous FDP (R-2)

F. Lot Size:

Parcel A:	108,301 Sf (2.49 Ac)
Parcel B:	148,353 Sf (3.41 Ac)
Parcel C - ROW:	15,877 Sf (0.36 Ac)

G. Proposed Uses: Mixed Use

H. Number of dwelling units:

N/A (No proposed Dwelling units at this time).

I. Tree Removal and Protection Plan: A majority of the trees have been removed for this site as part of the Forest Management plan. A Tree plan has been prepared and submitted as part of this Minor Plat Application Submittal. The trees that are impacted are noted on the plan.

J. Hillside and Ridgeline Development Study:

In keeping with the objectives of the approved Final Development Plan, the intent is to integrate streets, infrastructure and homes that utilize site sensitive design standards. Rendezvous at Winter Park Planning Area 1 is comprised of gradients that are primarily less than 15%. The eastern portion of Parcel B includes steep slopes and geologic formation that is to be maintained.

River Road has been horizontally and vertically aligned to integrate with the existing topography. As illustrated on the enclosed construction documents, the road parallels the contours further minimizing disturbance. As outlined in the approved Final Development Plan, large contiguous areas that are 30% or greater are to be preserved.

K. Site Planning Application Documents and Reports:

- ❖ Minor Plat Application Form – Enclosed
- ❖ Land Use Review Application – Enclosed
- ❖ Letter of Authorization – Enclosed
- ❖ Development Agreement – Executed and on file with the ToWP.
- ❖ Title Commitment – Enclosed
- ❖ Minor Plat – Enclosed
- ❖ Proof of Accuracy of Plat – Enclosed
- ❖ Construction Plan – Enclosed (The construction plans were approved with the previous application)
- ❖ Tree Removal and Protection Plan – See above.
- ❖ Geologic Hazard Mitigation Study – On file with the ToWP
- ❖ Phase III Drainage Report – Enclosed
- ❖ Final Geo-Tech Report – Enclosed
- ❖ Engineers Estimate of Probable Cost – Enclosed
- ❖ Wetland Delineation – On file with ToWP of the Filing 1 plat

- ❖ Hillside and Ridgeline Development Study – The approved Arrow FDP addresses sensitive areas including slopes greater than 30%, wetlands, visual sensitive areas. PA-1 is not located within a visually sensitive designated area.
- ❖ Ability to Serve – Enclosed
- ❖ Letter of Evidence from Developer – Enclosed.
- ❖ Declaration of Covenants and Bylaws for Proposed HOA – Enclosed
- ❖ Proof of Filing of Articles of Incorporation for Proposed HOA – Enclosed
- ❖ Surrounding Property Owner Mailing for Public Notice Affidavit Form – Enclosed

L. Construction Schedule:

Estimated Construction Start: May 2025

Estimated Construction Completion: June 2027

Upon your review, we will be available to meet and provide additional information as required. We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

Vogel & Associates, LLC

Jeffery Vogel, AICP

Principal

SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007004144
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS: THAT ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THAT REAL PROPERTY BEING A PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HAVING AN AREA OF 159,481 SQUARE FEET, 3.66 ACRES

IN WITNESS WHEREOF, ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20__.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY SCOTT CHOMIAK ,
AS VICE PRESIDENT OF ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

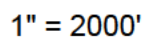
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES:

NOTARY PUBLIC

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE PROPERTY INCLUDED WITHIN 'MINOR PLAT, RENDEZVOUS AT WINTER PARK, FILING 3', HEREBY CERTIFIES THAT THIS PLAT EXEMPTION PLAT AND THE DEVELOPMENT IMPROVEMENTS AGREEMENT TO BE EXECUTED IN CONNECTION HEREWITH IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN OF WINTER PARK WITH RESPECT TO SAID PLAT OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING ON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE DEVELOPMENT IMPROVEMENTS AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID DEVELOPMENT IMPROVEMENTS AGREEMENT.

ARROWHEAD W NTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: RENDEZVOUS ARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER
BY: KOELBEL AND COMPANY, AS MANAGER

BY: _____
NAME: SCOTT CHOMIAK
TITLE: VICE PRESIDENT



THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLAT OF "MINOR PLAT, RENDEZVOUS AT WINTER PARK, FILING 3" AND DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF WINTER PARK.

BANKERS BANK OF THE WEST

BY: _____
(AUTHORIZED AGENT & TITLE)

COUNTY OF _____)

THE FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF BANKERS BANK OF THE WEST.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:

NOTARY PUBLIC

I, ANTHONY E. KREMPIN, BEING A QUALIFIED PROFESSIONAL ENGINEER OR PLANNER, CERTIFY THAT THIS PLAT OF MINOR PLAT, RENDEZVOUS AT WINTER PARK, FILING 3, HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE.

ANTHONY E. KREMPIN, COLORADO P.E. NO. 36291
ON BEHALF OF TKE CIVIL & STRUCTURAL ENGINEERING, INC.

APPROVED THIS _____ DAY OF _____, 20__ BY THE
TOWN OF WINTER PARK PLANNING COMMISSION, WINTER PARK, COLORADO.

DAVID BARKER, CHAIR

8. ALL REAL PROPERTY DEPICTED ON THIS PLAN WAS PREVIOUSLY SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENDEZVOUS AT WINTER PARK RECORDED IN THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS ON OCTOBER 31, 2019 AT RECEPTION NO. 2019009089 (THE "MASTER DECLARATION"). THE MASTER DECLARATION CREATED THE PROJECT KNOWN AS RENDEZVOUS AT WINTER PARK (THE "PROJECT") WHICH IS GOVERNED BY THE OWNER'S ASSOCIATION KNOWN AS RENDEZVOUS AT WINTER PARK COMMUNITY ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION (THE "MASTER ASSOCIATION"). AFTER THE RECORDED OF THIS PLAN, THE MASTER DECLARATION WILL BE AMENDED TO REFLECT THIS ENTITY. FOR ENTITIES 1, 2 AND 3, THE EXCLUDED AND 2 AND 3 COIRMED HEREIN, ANY REAL PROPERTY SUBJECT TO THE MASTER DECLARATION MAY BE FURTHER SUBJECT TO ADDITIONAL COVENANTS AND RESTRICTIONS AS PERMITTED BY THE MASTER DECLARATION (EACH A "SUBORDINATE DECLARATION"). ALTERNATIVELY, REAL PROPERTY DEPICTED ON THIS PLAN MAY BE SUBJECT TO COVENANTS AND RESTRICTIONS UNRELATED TO THE MASTER DECLARATION, INCLUDING PARTY WALL COVENANTS AND ALTERNATIVE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (EACH AN "ALTERNATIVE DECLARATION").

11. DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.

12. BASIS OF BEARINGS N 21°12'39" W (ASSUMED) FOR A DISTANCE OF 473.62 FEET MEASURED ALONG THE SOUTHWESTERLY LINE OF THE SUBJECT PROPERTY (AKA NORTHEASTERLY LINE OF TRACT G, RIVER WALK AT WINTER PARK FILING NO. 1) AS EVIDENCED BY AN ALUMINUM CAPPED BEAR, PLS #11415 SITUATED AT THE SOUTHERLY END AND AN ALUMINUM CAPPED BEAR, PLS #11415 SITUATED AT THE NORTHERLY END OF SAID LINE, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

13. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

I, TIMOTHY R. SHENK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF MINOR PLAT, RENDEZVOUS AT WINTER PARK, FILING 3 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE HAVE BEEN PLACED ON THE GROUND.

TIMOTHY R. SHENK, P.L.S. #31942
ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

STATE OF COLORADO)
) SS.
COUNTY OF GRAND)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, DAY OF _____, 20_____
BY TIMOTHY R. SHENK

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:

NOTARY PUBLIC

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

ENGINEER:
TKE CIVIL & STRUCTURAL ENGINEERING
P.O. BOX 2225
GRANBY, COLORADO 80446
CONTACT: ANTHONY E. KREMPIN
(970) 725-3310

DESIGNER:
VOGEL & ASSOCIATES
165 S. UNION BOULEVARD, SUITE 440
LAKEWOOD, CO 80228
CONTACT: JEFF VOGEL, AICP
(303)893-4288

MINOR PLAT
RENDEZVOUS AT WINTER PARK, FILING 3
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051
DWG: 19051_CLUBHSE PLAT

SCALE: 1" = 2000
CRD: 19051

SHEET INDEX:
SHEET 1 - COVER SHEET & NOTES
SHEET 2 - PLAT

DATE: 09/24/2025
CHECKED: TRS

DRAWN BY: JAM
SHEET: 1 OF 2

SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007004144
SHEET 2 OF 2





ANDERSON NOTARIANNI
MCMAHON LLC

ATTORNEYS AT LAW

www.anm-law.com

GEOFFREY P. ANDERSON
GREGORY J. NOTARIANNI
JOSHUA D. MCMAHON
ELIZABETH S. MARCUS

February 5, 2025

VIA EMAIL: Shelia Booth, sbooth@planstrategize.com

Shelia Booth
Contracted Planner
Town of Winter Park
P.O. Box 3327
Winter Park, CO 80482

Re: PLN24-092 Minor Plat Rendezvous at Winter Park Filing No. 3

Dear Ms. Booth:

This firm represents VZF Group, LLC, owner of Tract G, situated to the south of the land at issue in the above-referenced file. VZF has several questions regarding this proposed development:

1. The letter from Jeffrey Vogel, dated October 7, 2024, which is part of the public notice packet, references three parcels, Parcel A, Parcel B, and Parcel C. Yet the drawings attached to the public notice only refer to two parcels. Parcel B is the right-of-way for River Road and Parcel A is the remaining property at issue. Where is Parcel C?
2. Access for this property seems to be via River Road and Ski Idlewild Road. There seems to be no discussion or consideration of the traffic this property will put on those roads and no consideration of how this property's use of these roads factors into the cost-sharing-allocation the Town recently charged to Tract G and Tract F. Why is that?
3. Why is there no formula for allocating infrastructure costs among parcels and if there is such a formula, why was it not instituted in this case?

Thank you for your attention to this matter.

Sincerely;

Geoffrey P. Anderson

Geoffrey P. Anderson

cc: Stephanie Feuer
Steve Zelinger